



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
FINAL ACTION AGENDA
WEDNESDAY, AUGUST 9, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:40 p.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:40 p.m. AB APPROVED	MINOR LAND DIVISION/VARIANCE (PLN17-00121) KLEIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Madison Trust Company, custodian Joshua R. Klein, for the approval of a Minor Land Division to create two Lots (Lot 1: 5,412 square feet and Lot 2: 7,895 square feet) with Variances to minimum lot area where 10,000 square feet is required per lot. The applicant is also requesting to recognize the existing cabin and new patio cover to allow a 0' front setback from property line where 20' is required on Tallac Street. The subject property, Assessor's Parcel Number 115-040-075-000, comprises approximately .31 acres, is currently zoned Carnelian Bay Subdivision – Residential, and is located at 610 Tallac Street, in the Carnelian Bay area. The Zoning Administrator will also consider findings of Categorical Exemption - Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance Class 15 "Minor Land Division", Section 15305 of the CEQA Guidelines and Section 18.36.070.A.5. of the Placer County Environmental Review Ordinance Class 5 "Minor alterations in land use limitation" and Section 15305 of the CEQA Guidelines and Section 18.36.070.A.1. of the Placer County Environmental Review Ordinance Class 5 "Minor alterations in land use limitation" The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by email at abreuch@placer.ca.gov .
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
1:40 p.m. AB APPROVED	MINOR LAND DIVISION (PLN17-00121) KLEIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Madison Trust Company, custodian Joshua R. Klein, for the approval of a Minor Land Division to create two Lots (Lot 1: 5,412 square feet and Lot 2: 7,895 square feet) with Variances to minimum lot area where 10,000 square feet is required per lot. The applicant is also requesting to recognize the existing cabin and new patio cover to allow a 0' front setback from property line where 20' is required on Tallac Street. The subject property, Assessor's Parcel Number 115-040-075-000, comprises approximately .31 acres, is currently zoned Carnelian Bay Subdivision – Residential, and is located at 610 Tallac Street, in the Carnelian Bay area. The Parcel Review Committee will also consider findings of Categorical Exemption - Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance Class 15 "Minor Land Division", Section 15305 of the CEQA Guidelines and Section 18.36.070.A.5. of the Placer County Environmental Review Ordinance Class 5 "Minor alterations in land use limitation" and Section 15305 of the CEQA Guidelines and Section 18.36.070.A.1. of the Placer County Environmental Review Ordinance Class 5 "Minor alterations in land use limitation" The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by email at abreuch@placer.ca.gov .